

Before the Board of Zoning Adjustment, D. C.

Application No. 11669, of Howard University pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit Howard University Graduate School/Professional Center (e.g. Law School) as provided by Section 3101.46, to use premise 2935 Upton Street, N. W., Lot 5, Squares 2049 and 2243, in the R-1-A and R-2 District, as a part of its campus plan.

HEARING DATE: May 15, 1974
EXECUTIVE SESSION: May 21, 1974

FINDINGS OF FACT:

1. The subject property is located in the R-1-A and R-2 districts, and had been the campus of Dunbarton College until that institution recently terminated operations.
2. The property comprises approximately 20 acres and is improved by several buildings which had formerly served as the classrooms, dormitories and libraries of Dunbarton College.
3. Howard University acquired this property in March, 1974, with a view towards locating thereon its Law School and other graduate level activities having a projected daytime population of approximately 450 students, 41 faculty, and a non-teaching staff of 173. This is substantially the level of activity maintained by the former owner of the property, when Dunbarton College was in full operation.
4. Howard University, in conducting its operations, will utilize the existing buildings on the site, and has no present intention of constructing any new buildings. Applicant does, however, intend to remodel some of the existing buildings and to add a parking lot in the interior of the campus to provide a total of 224 on-campus parking spaces, although only 159 parking spaces are required by the Zoning Regulations.
5. Howard University will not maintain any athletic or comparable activities which will create unusual noise or traffic conditions which may adversely affect nearby residential uses.
6. On May 9, 1974, the National Capital Planning Commission, to whom this application had been referred, recommended that the Board approve this application. In addition, the D. C. Department of Highways and Traffic has determined that traffic to be generated by Howard University's use of the subject property will not have an adverse impact on existing traffic flows.

7. The Howard University application has the full support of the Van Ness Area Development Committee (which comprises the Forest Hills Citizens Association, North Cleveland Park Citizens Association, Cleveland Park Citizens Association, and Chevy Chase Citizens Association), who have filed a letter with the Board stating that "the citizens feel comfortable with the presence of Howard University, and are most appreciative of the sympathetic approach that the officials of Howard have displayed in this matter."

8. No opposition was registered.

CONCLUSIONS OF LAW:

The Board is of the opinion that substantial reasons have been presented warranting the granting of this application.

It is our considered opinion that Howard University's proposed use of the subject property would be consistent with the interests and objectives of the Zoning Regulations of the District of Columbia. We are of the opinion that the proposed use will not become objectionable to adjoining and nearby property owners because of noise, traffic, or other objectionable conditions. The Board concludes that this use will be in harmony with the general use of neighboring property in accordance with the Zoning Regulations and maps.


ORDERED:

That the above application be GRANTED.

VOTE: 4-1 (Lilla Burt Cummings, Esq. abstaining.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **MAY 24 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.